

2023024730 00154

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
07/21/2023 02:41:39 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3764
PG: 2370 - 2372

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 NTC

Parcel Identifier No. 6847-38-7533.000 Verified by _____ County on the ____ day of _____, 20

By: _____

Mail/Box to: 5351 Tom Hill Rd. Trinity, NC 27370

This instrument was prepared by: *George A. "Trip" Payne, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No title requested, none performed.*

Brief description for the Index:

THIS DEED made this _____ day of _____, 2023, by and between

GRANTOR

GRANTEE

**DANNY EUGENE MCDOWELL, and wife LYNETTE
DIANE MCDOWELL**

**DANNY EUGENE MCDOWELL
and LYNETTE DIANE
MCDOWELL, as co-Trustees of
THE MCDOWELL FAMILY
REVOCABLE TRUST DTD
July 21, 2023**

**Property Address:
4952 Old Walkertown Rd.
Winston-Salem, NC 27105**

**Mailing Address:
5351 Tom Hill Rd.
Trinity, NC 27370**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3737 Page 4372.

Submitted electronically by "Kasper & Payne, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements and Restrictions of record, if any, and current years Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Danny Eugene McDowell (SEAL)
DANNY EUGENE MCDOWELL

Lynette Diane McDowell (SEAL)
LYNETTE DIANE MCDOWELL

State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that DANNY EUGENE MCDOWELL and LYNETTE DIANE MCDOWELL personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 21 day of July, 2023.

My Commission Expires: 11/21/2027
(Affix Seal)

Melanie J. Snow
Melanie J. Snow Notary Public
Notary's Printed or Typed Name

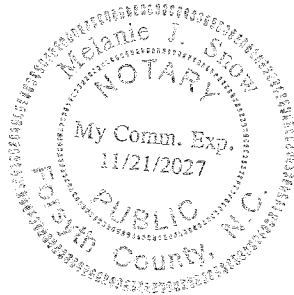


EXHIBIT A

BEGINNING at an iron stake on the south side of a road, the northwest corner of Prince B. C. Ibrahim lot and the northeast corner of the old J.H. Grubbs lot; thence with the road South 88° East 70 feet to a stake, Johnson and Baynes' old corner; thence with their line South 20° 10' East 593.9 feet to a stake on the north side of the Walkertown Road; thence with said road South 69° 50' West 92 feet to a stake, a new corner; thence on a new line North 27° West 142 feet to a stake; thence North 21° West 337 feet to a stake near a pine in the old line; thence with the old line North 2° 40' East 155.5 feet to the **BEGINNING**; containing 1.44 acres, more or less, and being in all respects the same property as that described in deed to Perry P. Priddy and his former wife, Mildred Priddy recorded in Book 499, Page 136, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Save and except that property conveyed to Collins (0.24 acres) in Deed Book 747, Page 207 and that property conveyed to Autry (0.372 acres) in Book 1859, Page 308, Forsyth County Registry.

This is the same property as described in Book 3165, Page 4127, Forsyth County Registry and is designated as Tax PIN 6847-38-7533.00 (Block 3016, Lot 042C and 042F) on the Forsyth County tax maps. (This property contains approximately 0.83 acres according to the Forsyth County tax maps.)
